

ORDINANCE NO. 871

AN ORDINANCE OF THE CITY COUNCIL OF COALINGA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COALINGA BY PRE-ZONING MULTIPLE PARCELS FROM AGRICULTURAL USES AE-20 (AGRICULTURE EXCLUSIVE – MINIMUM 20 ACRE PARCELS) AND AE-40 (AGRICULTURE EXCLUSIVE – MINIMUM 40 ACRE PARCELS) TO P-F (PUBLIC FACILITIES)

WHEREAS, the applicant (City of Coalinga), the property owners of record of the following real properties (the “Properties”) in Coalinga, California, has submitted an application to amend the Official Zoning Map of the City of Coalinga to pre-zone the Properties from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) to P-F (Public Facilities) in connection with proposed annexation of the Property to the City; and

Exhibit No.	Acreage	APN No.	Current Zoning Designation	Pre-zoning Designation
A-1	1.918 AC			
		070-030-65S	AE-20	P-F
		070-030-66S	AE-20	P-F
B-1	3.792 AC	070-060-20S	AE-40	P-F
C-1	12.289 AC			
		073-020-40S	AE-40	P-F
		073-020-46P	AE-40	P-F
D-1	2.732 AC	073-040-26S	AE-40	P-F

WHEREAS, the City Council has determined that the proposed pre-zoning would be consistent with the provisions of the City of Coalinga General Plan and Government Code Section 65860; and

WHEREAS, a public hearing by the Coalinga City Council on the proposed Pre-Zoning has been advertised pursuant to the Coalinga Municipal Code, and public comment has been solicited by the City Council; and

WHEREAS, all property owners within a 300 feet radius of the Properties, as determined by the current Fresno County Assessor’s Tax Roll, the owner of the Properties, the applicant and to all local agencies expected to provide essential facilities or services to the project whose ability to provide those facilities or services may be significantly affected by this action, were notified of the public hearing by U.S. Postal Service first class mail on October 31, 2024; and

WHEREAS, notice of the public hearing also posted on the City Hall Bulletin Window, Police Department Window, Fire Department Window and at the Chamber of Commerce and Coalinga Library on October 31, 2024; and

WHEREAS, the City Council conducted a public hearing to consider the proposed Pre-Zoning at their regularly scheduled meeting conducted on December 5, 2024, meeting; and

WHEREAS, after considering all oral and written testimony and evidence presented, the City Council of the City of Coalinga has determined that it is in the public interest to amend the Official Zoning Map of the City of Coalinga; and

WHEREAS, the City Council of the City of Coalinga determined that proposed Pre-Zoning is exempt from the California Environmental Quality Act (CEQA) per Article 19. Categorical Exemptions, Section 15319 Annexations of Existing Facilities and Lots for Exempt Facilities. A Notice of Exemption will be filed per Section 15062; and

WHEREAS, the City Council has made the following required findings per Section 9-6.910 of the City of Coalinga Zoning Ordinance for zoning ordinance amendments based on the proposal:

- (1) The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- (2) The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- (3) If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- (4) The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA DOES ORDAIN AS FOLLOWS:

1. Subject to the Council's adoption of a resolution changing the land use designation for the subject Property from an Agriculture designation, the official Zoning Map of the City of Coalinga is amended to change the zoning on the Property from AE-20 and AE-40 to P-F as shown on Exhibit A, which is attached to and incorporated in this ordinance. The change in zoning shall become effective at the time the annexation of the Property to the City is completed and becomes effective.
2. This ordinance shall take effect thirty (30) days after its adoption.
3. The City Clerk is authorized and directed to cause this ordinance or a summary of this ordinance to be published once in a newspaper of general circulation published and circulated in the Coalinga Recorder, within 15 days after its adoption. If a summary of this ordinance is to be published, then the City Clerk shall cause a summary of the proposed ordinance to be published and a certified copy of the full text of the proposed ordinance to be posted in the office of the

City Clerk at least five days prior to the Council meeting at which the ordinance is adopted, and also shall cause a certified copy of the full text of the adopted ordinance to be posted in the office of the City Clerk after the meeting at which the ordinance is adopted. The summaries shall be approved by the City Attorney.

CERTIFICATION

The foregoing Ordinance was introduced by the City Council of the City of Coalinga, California, at a regular meeting held on December 5, 2024, and was passed and adopted by the City Council at a regular meeting held on February 20, 2025, by the following vote

AYES: Horn, Schindler, Ramirez, Vosburg

NOES: None

ABSTAIN: None

ABSENT: Hedgecock

Date: February 20 2025



Mayor/Mayor Pro-Tem

ATTEST:

Shannon Jensen
City Clerk/Deputy City Clerk

EXHIBIT "A"

"COALINGA WATER TREATMENT PLANT ANNEXATION"

Proposed Attachment to Coalinga City Limits. Area to be Annexed to the City of Coalinga, and Detached From The Fresno County Fire Protection District and the Pleasant Valley Water District, Lying in Sections 2 and 31 of Township 20 South, Range 15 East, and in Sections 5 and 18 of Township 20 South, Range 16 East, Mount Diablo Base and Meridian, County of Fresno, State of California

LOCATION MAP - STATE

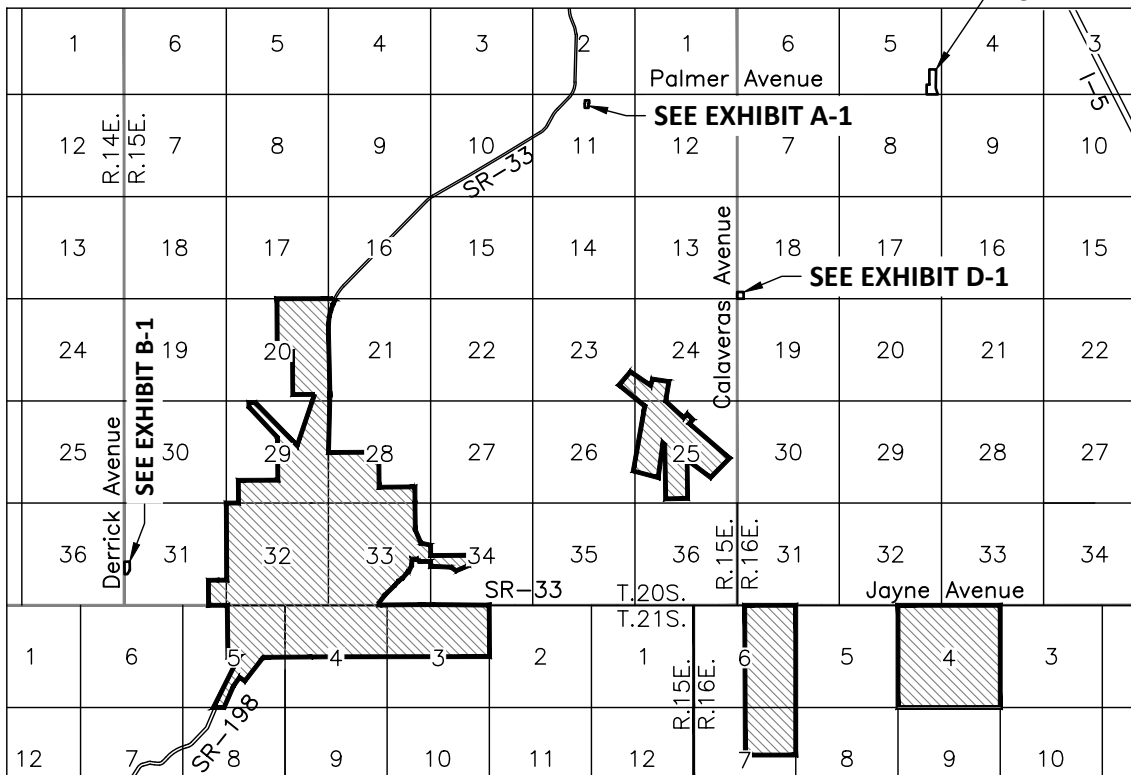
STATE OF CALIFORNIA - NTS



SHEET INDEX

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City of Coalinga – 2024



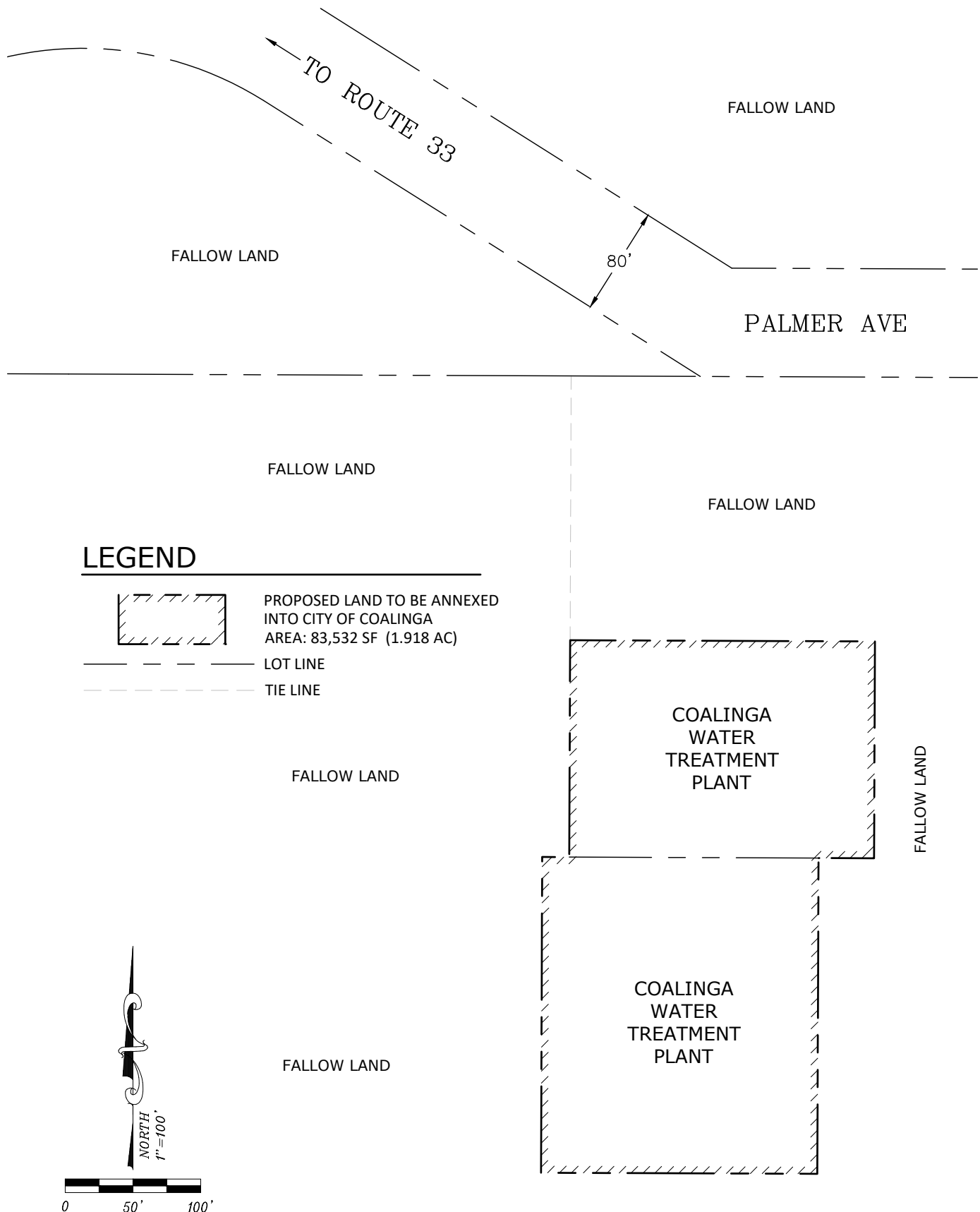
**Coalinga Water Treatment Plants
Annexation No. 2024-
County of Fresno, State of California**






Tri City Engineering
Engineers
Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX: 559-447-9074
www.TriCityEngineering.com

Scale: 1" = 10000'
Date: 07/25/2024
Drwn: ZM
Chkd: DJ
JN#: 3082



LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 83,532 SF (1.918 AC)
-  LOT LINE
-  TIE LINE

City of Coalinga – 2024

PORTION OF SECTION 11,
TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



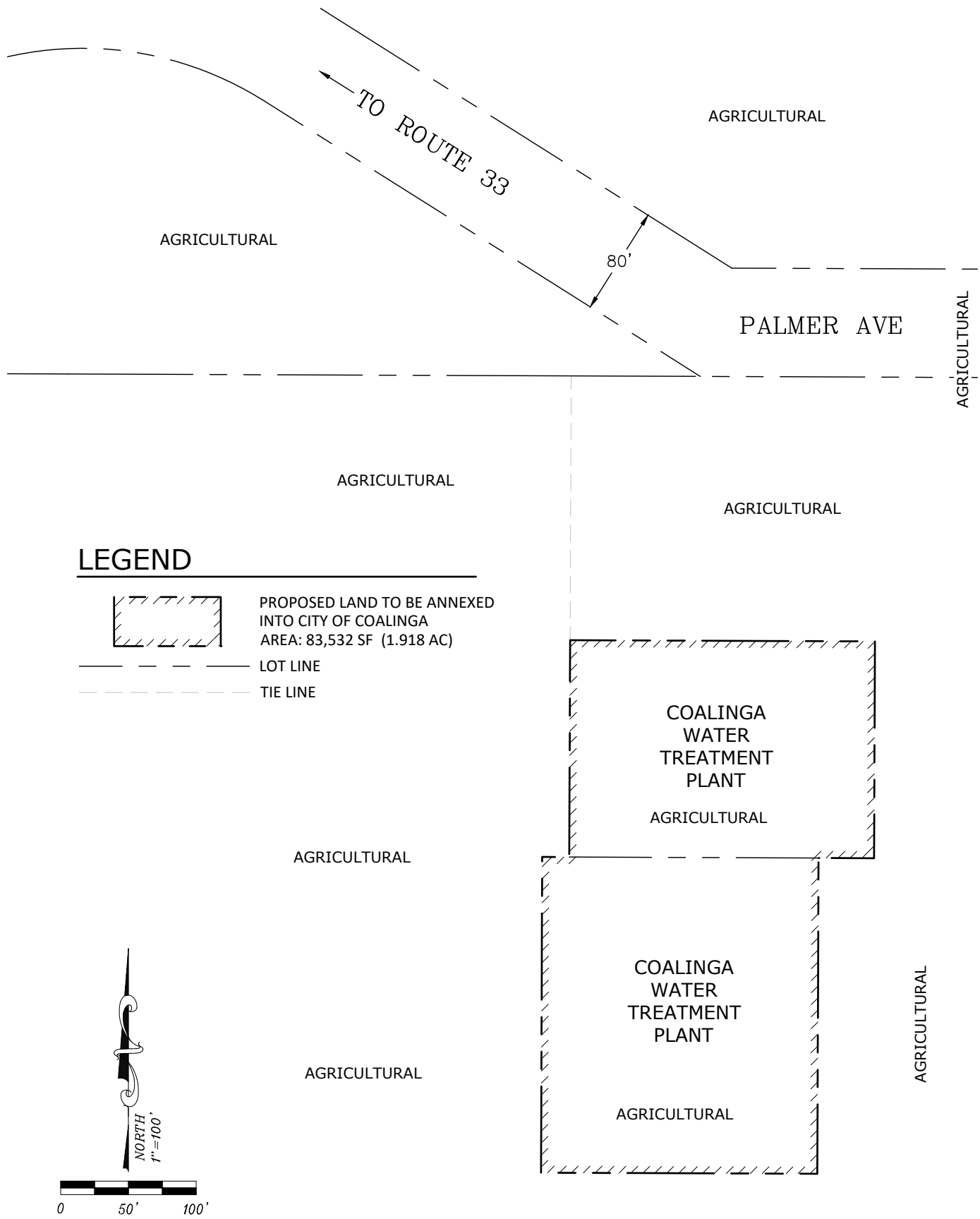
SURROUNDING DEVELOPMENT
Coalinga Water Treatment Plant 1
Annexation No. 2024-
County of Fresno, State of California



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Engineers Surveyors

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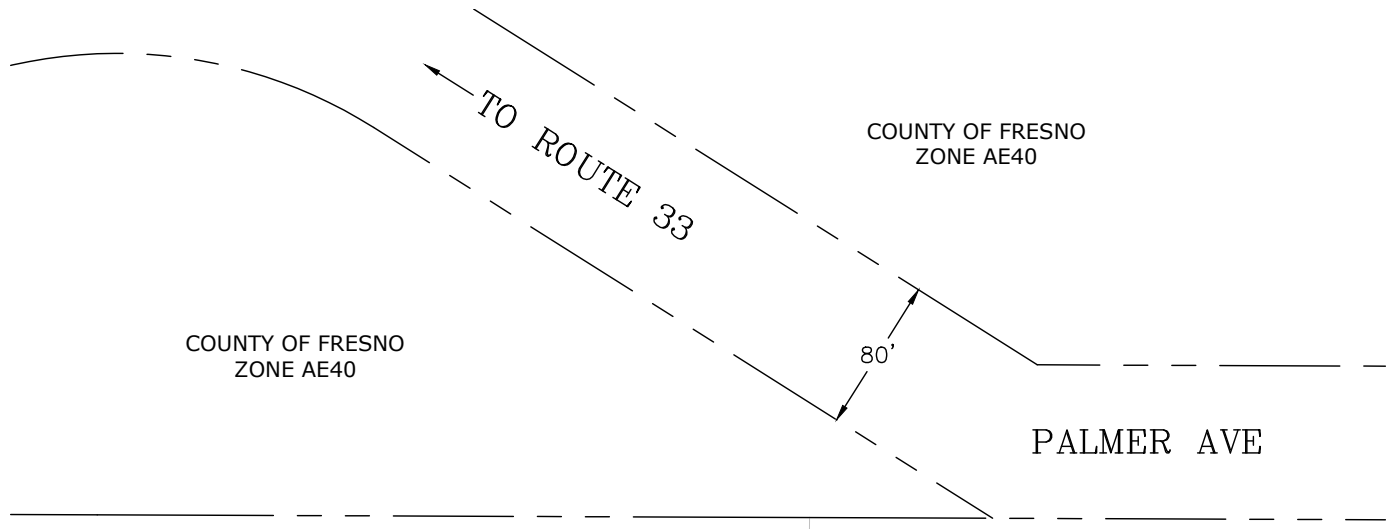
PROPOSED GENERAL PLAN
Coalinga Water Treatment Plant 1
Annexation No. 2024-
County of Fresno, State of California






Tri City Engineering
Engineers Surveyors

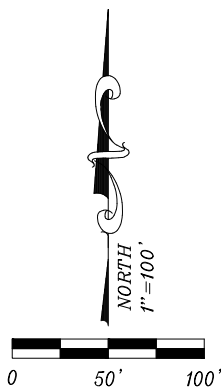
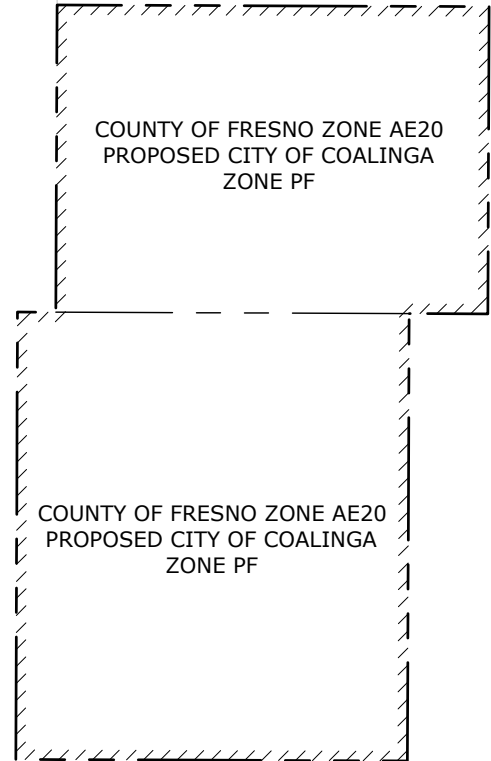
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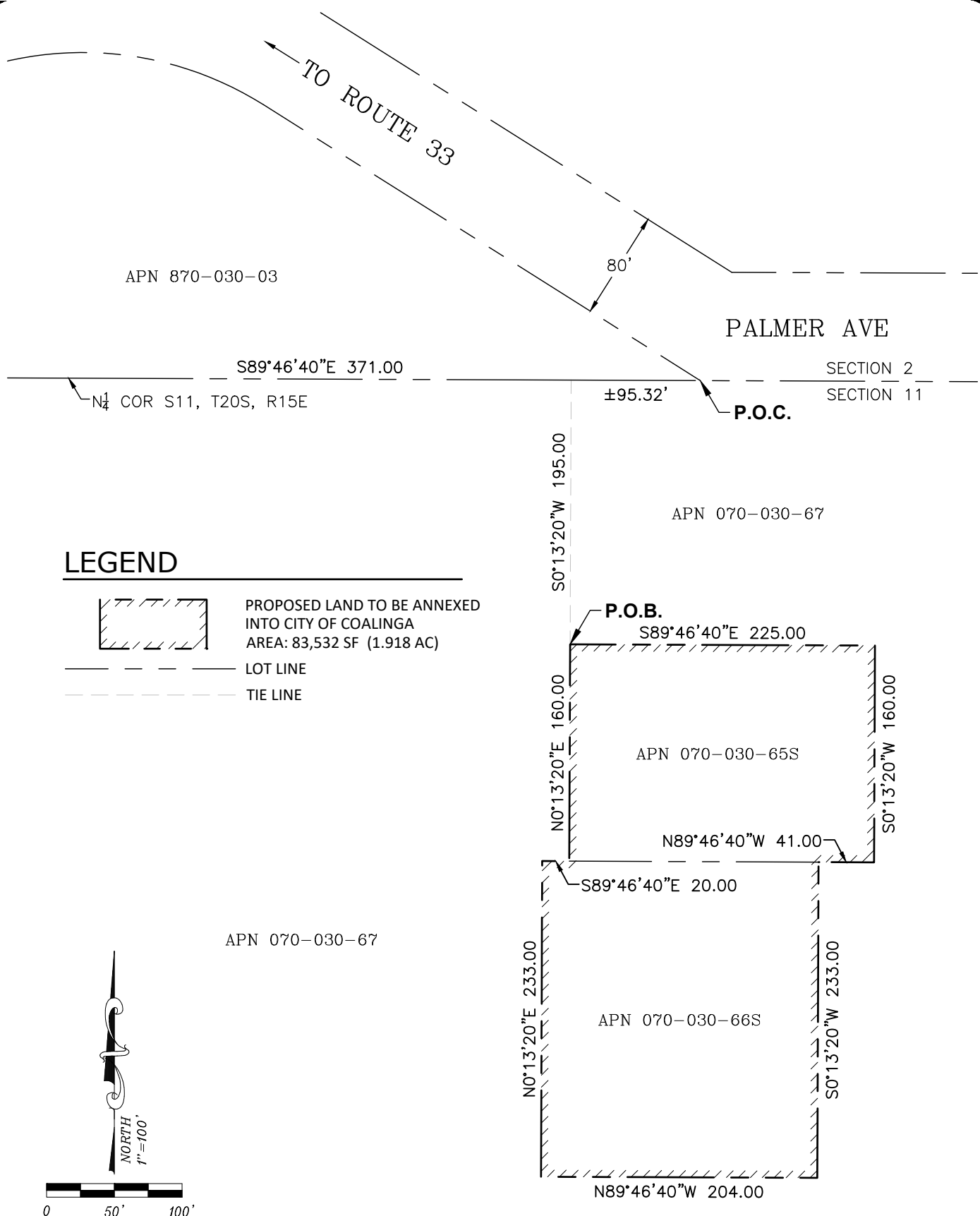
PROPOSED ZONING MAP
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City of Coalinga – 2024

PORTION OF SECTION 11,
TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



EXHIBIT A-1
Coalinga Water Treatment Plant 1
Annexation No. 2024-
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EXHIBIT A-2

**Coalinga Water Treatment Plant Annexation No.
Proposed Attachment to Coalinga City Limits
Area to be Annexed to the City of Coalinga and detached from the Fresno County Fire
Protection District and the Pleasant Valley Water District.**

Geographic Description

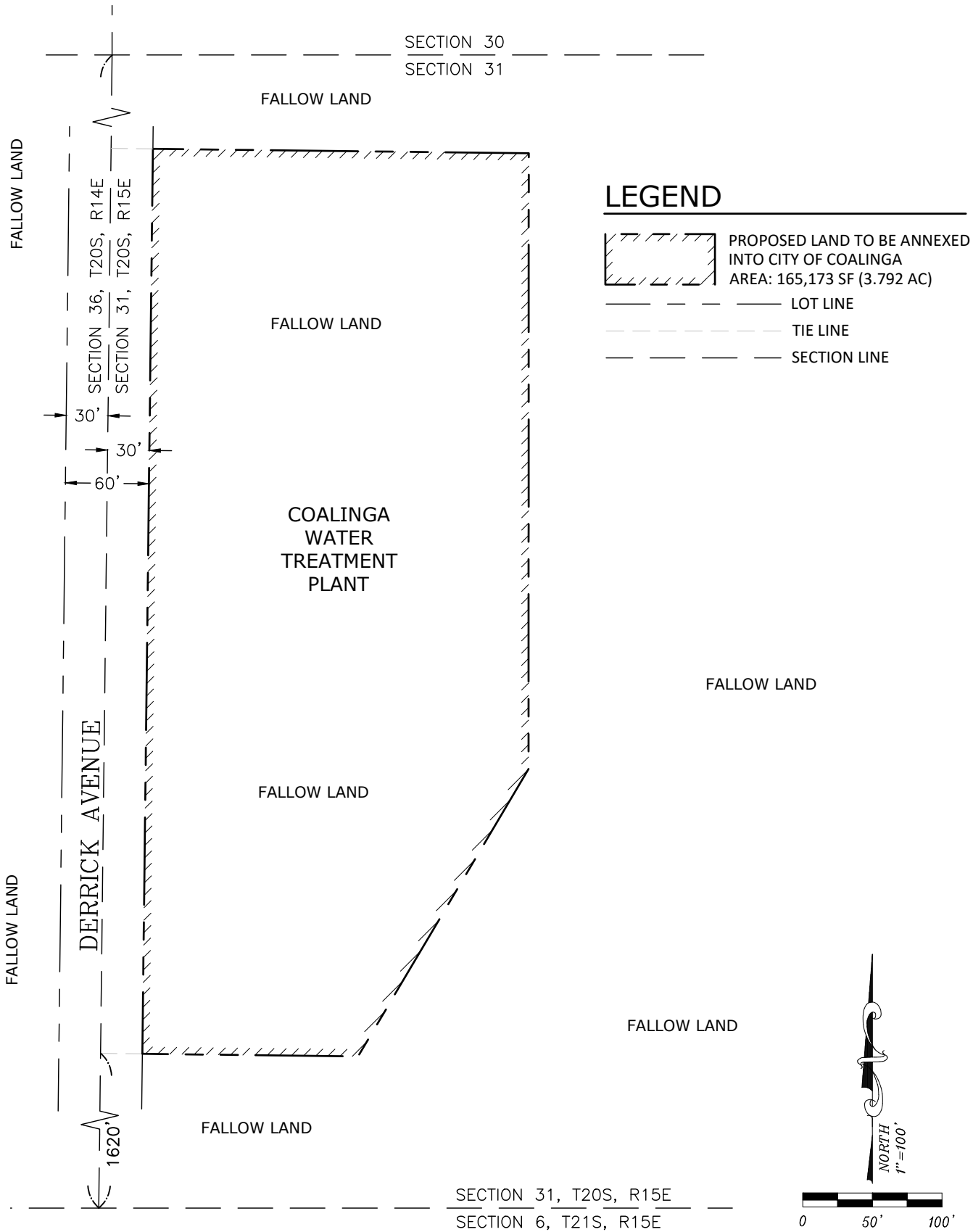
That portion of Section 11 in Township 20 South, Range 15 East, Mount Diablo Base and Meridian, according to the Official Township Plats thereof, situated in the County of Fresno, State of California, being more particularly described as follows:

Commencing at a point of intersection of the south right of way line of Palmer Avenue and the north line of said Section 11, being east of State Route 33; thence North $89^{\circ}46'40''$ West, 95.32 feet, more or less, to a point that bears South $89^{\circ}46'40''$ East, 371.00 feet from the North Quarter corner of said Section 11; thence South $00^{\circ}13'20''$ West, 195.00 feet to the **Point of Beginning**;

Thence the following courses:

- 1) South $89^{\circ}46'40''$ East along a line parallel and distant 195.00 feet from said north line of Section 11, a distance of 225.00 feet;
- 2) South $00^{\circ}13'20''$ West along a line perpendicular to said north line, a distance of 160.00 feet;
- 3) North $89^{\circ}46'40''$ West, a distance of 41.00 feet;
- 4) South $00^{\circ}13'20''$ West along a line perpendicular to said north line, a distance of 233.00 feet;
- 5) North $89^{\circ}46'40''$ West, a distance of 204.00 feet;
- 6) North $00^{\circ}13'20''$ East, a distance of 233.00 feet;
- 7) South $89^{\circ}46'40''$ East, a distance of 20.00 feet;
- 8) North $00^{\circ}13'20''$ East, a distance of 160.00 feet to the **Point of Beginning**.

Containing 83,532 square feet, 1.918 acres, more or less.



City of Coalinga – 2024

PORTION OF SECTION 31,
TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



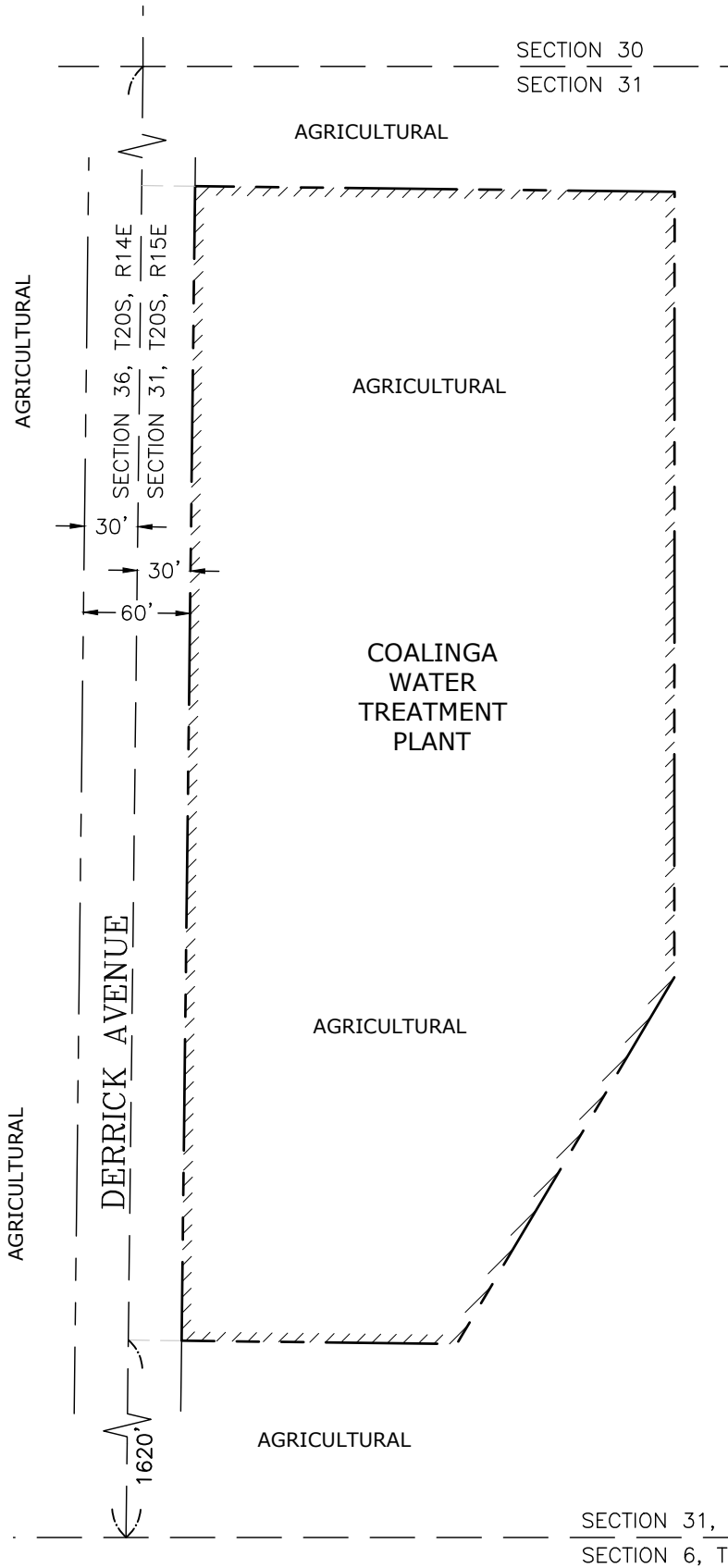
SURROUNDING DEVELOPMENT
Coalinga Water Treatment Plant 2
Annexation No. 2024-
County of Fresno, State of California



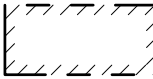
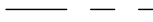


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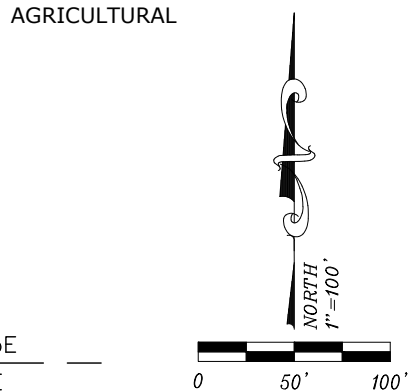
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LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 165,173 SF (3.792 AC)
-  LOT LINE
-  TIE LINE
-  SECTION LINE



City of Coalinga – 2024

PORTION OF SECTION 31,
TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



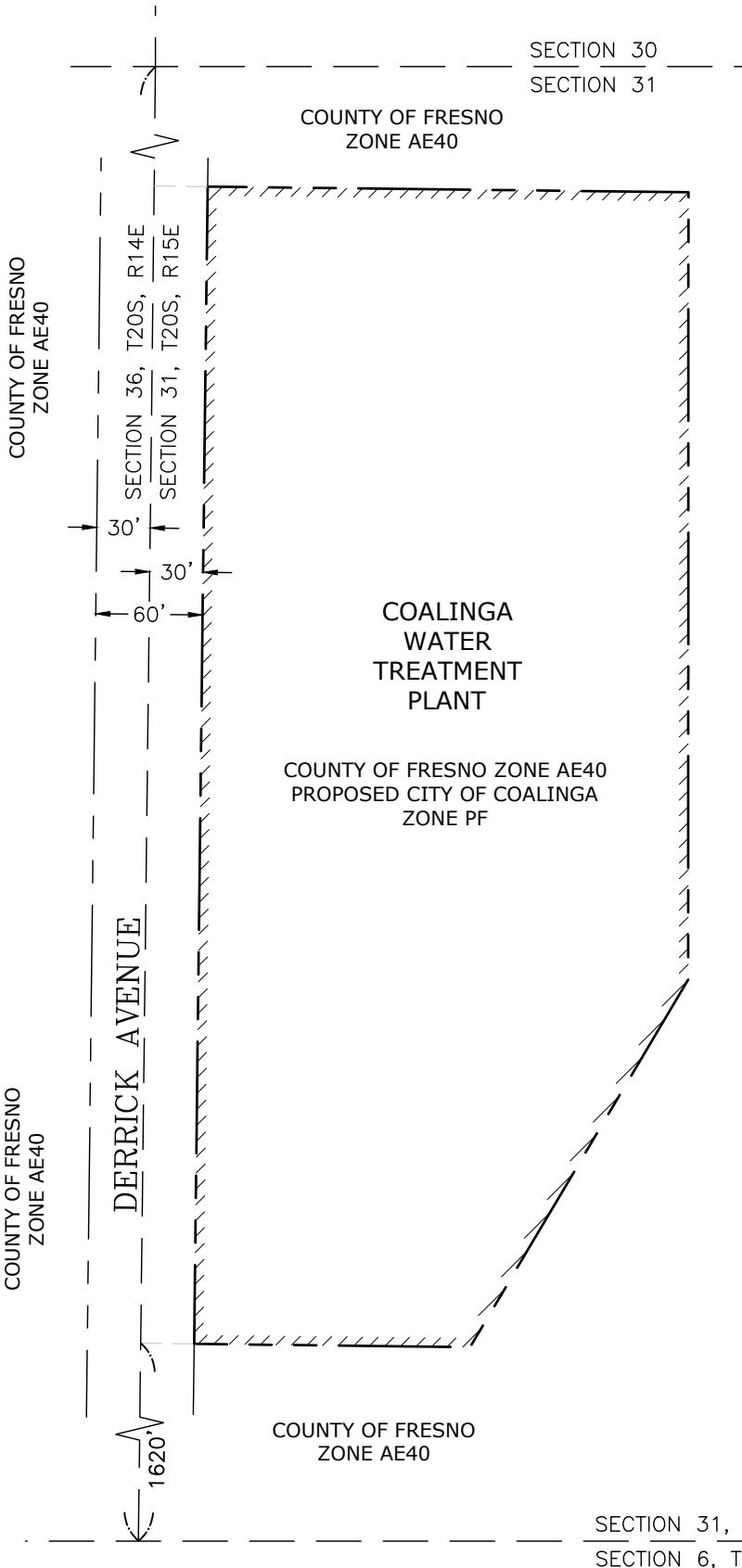
PROPOSED GENERAL PLAN
Coalinga Water Treatment Plant 2
Annexation No. 2024-
County of Fresno, State of California




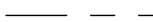


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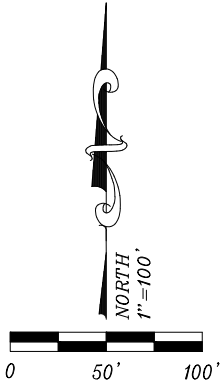
COUNTY OF FRESNO
ZONE AE40

COUNTY OF FRESNO ZONE AE40
PROPOSED CITY OF COALINGA
ZONE PF

COUNTY OF FRESNO
ZONE AE40

COUNTY OF FRESNO
ZONE AE40

SECTION 31, T20S, R15E
SECTION 6, T21S, R15E



City of Coalinga – 2024

PORTION OF SECTION 31,
TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



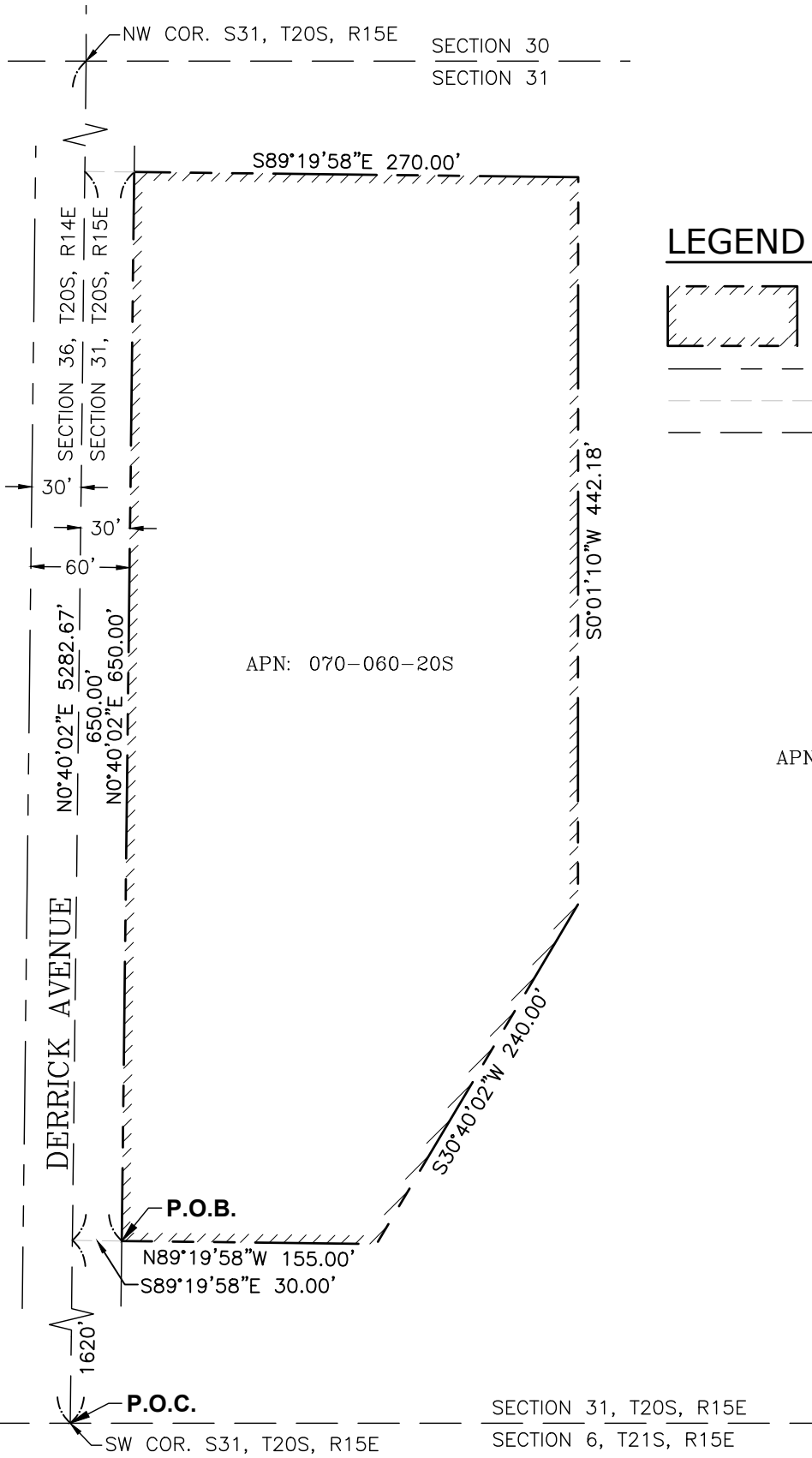
PROPOSED ZONING MAP
Coalinga Water Treatment Plant 2
Annexation No. 2024-
County of Fresno, State of California



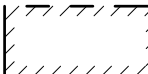
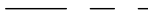


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City of Coalinga – 2024

TOWNSHIP 20 SOUTH,
RANGE 15 EAST. M.D.B.&M.



EXHIBIT B-1
Coalinga Water Treatment Plant 2
Annexation No. 2024-
County of Fresno, State of California



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EXHIBIT B-2

**Coalinga Water Treatment Plant Annexation No.
Proposed Attachment to Coalinga City Limits
Area to be Annexed to the City of Coalinga and detached from the Fresno County Fire
Protection District and the Pleasant Valley Water District.**

Geographic Description

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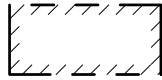
Commencing at the Southwest corner of said Section 31; thence North 0°40'02" East, a distance of 1,620.00 feet along the West line of said Section 31; thence South 89°19'58" East, a distance of 30.00 feet to the **Point of Beginning**;

Thence the following courses:

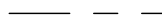
- 1) North 0°40'02" East along a line parallel and distant 30.00 feet from said West line of Section 31, a distance of 650.00 feet;
- 2) South 89°19'58" East along a line perpendicular to said West line, a distance of 270.00 feet;
- 3) South 0°40'02" West, a distance of 442.18 feet;
- 4) South 30°40'02" West, a distance of 240.00 feet;
- 5) North 89°19'58" West, a distance of 155.00 feet to the **Point of Beginning**.

Containing 165,173 square feet, 3.792 acres, more or less.

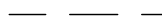
LEGEND



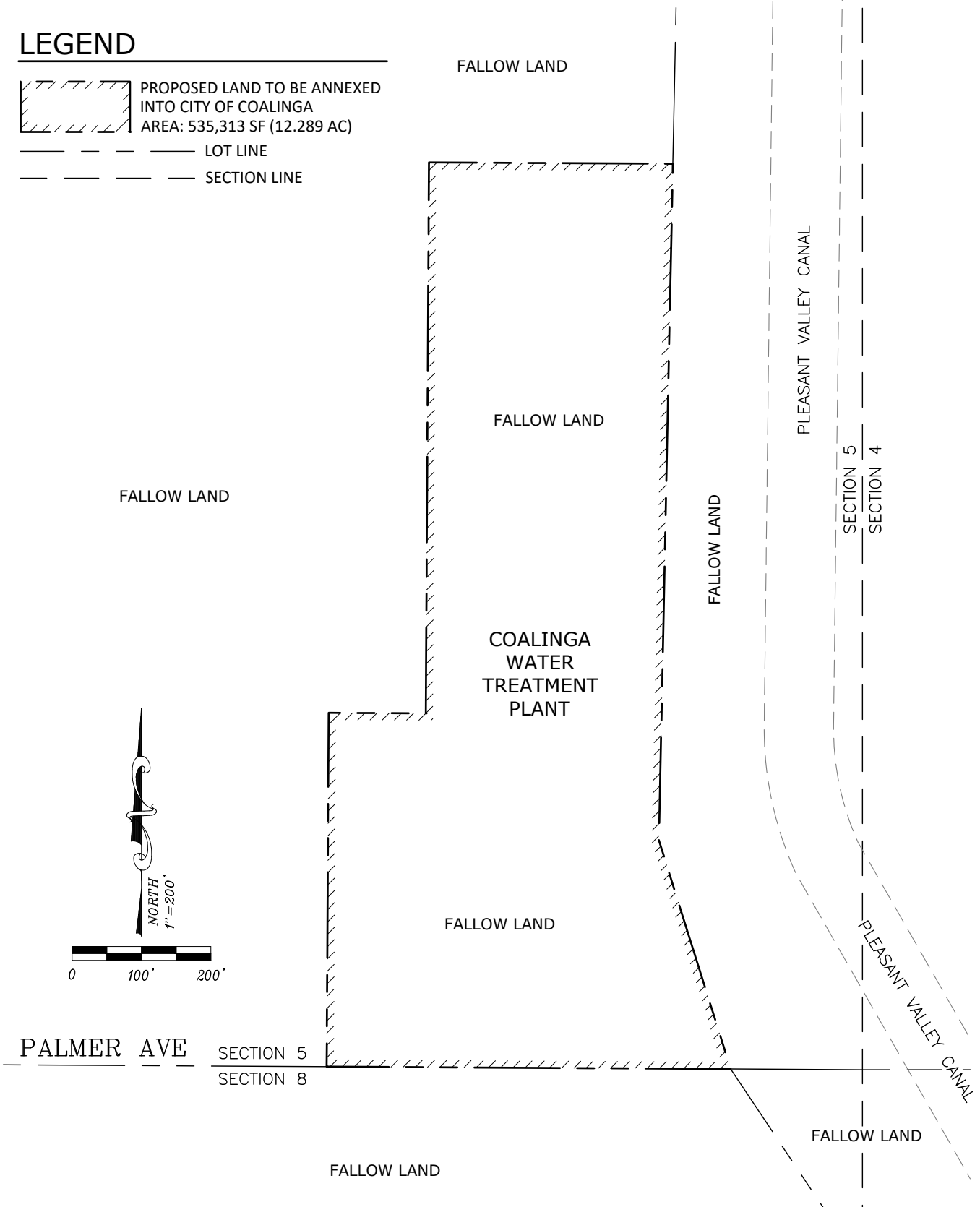
PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 535,313 SF (12.289 AC)



LOT LINE



SECTION LINE



City of Coalinga – 2024

PORTION OF SECTION 5,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



SURROUNDING DEVELOPMENT
Coalinga Water Treatment Plant 3
Annexation No. 2024-
County of Fresno, State of California

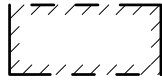


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Engineers Surveyors

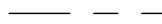
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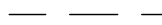
LEGEND



PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 535,313 SF (12.289 AC)



LOT LINE



SECTION LINE

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

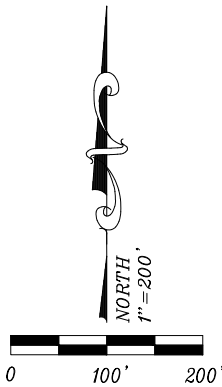
AGRICULTURAL

COALINGA
WATER
TREATMENT
PLANT

SECTION 5
SECTION 4

AGRICULTURAL

AGRICULTURAL



PALMER AVE

SECTION 5
SECTION 8

AGRICULTURAL

AGRICULTURAL

City of Coalinga – 2024

PORTION OF SECTION 5,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



PROPOSED GENERAL PLAN
Coalinga Water Treatment Plant 3
Annexation No. 2024-
County of Fresno, State of California

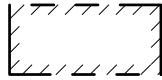


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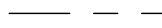
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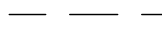
LEGEND



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LOT LINE



SECTION LINE

COUNTY OF FRESNO
ZONE AE40

COUNTY OF FRESNO
ZONE AE40

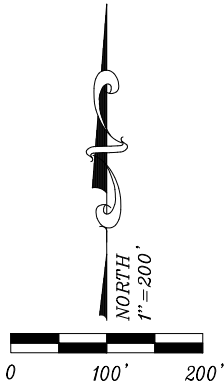
COUNTY OF FRESNO
ZONE AE40

COALINGA
WATER
TREATMENT
PLANT

COUNTY OF FRESNO ZONE AE40
PROPOSED CITY OF COALINGA
ZONE PF

COUNTY OF FRESNO
ZONE AE40

SECTION 5
SECTION 4



PALMER AVE

SECTION 5
SECTION 8

COUNTY OF FRESNO
ZONE AE40

COUNTY OF FRESNO
ZONE AE20

City of Coalinga – 2024

PORTION OF SECTION 5,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



PROPOSED ZONING MAP
Coalinga Water Treatment Plant 3
Annexation No. 2024-
County of Fresno, State of California






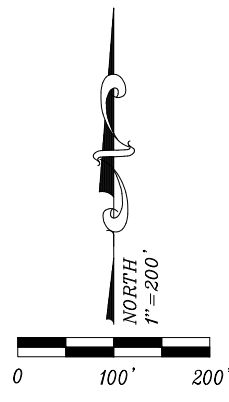
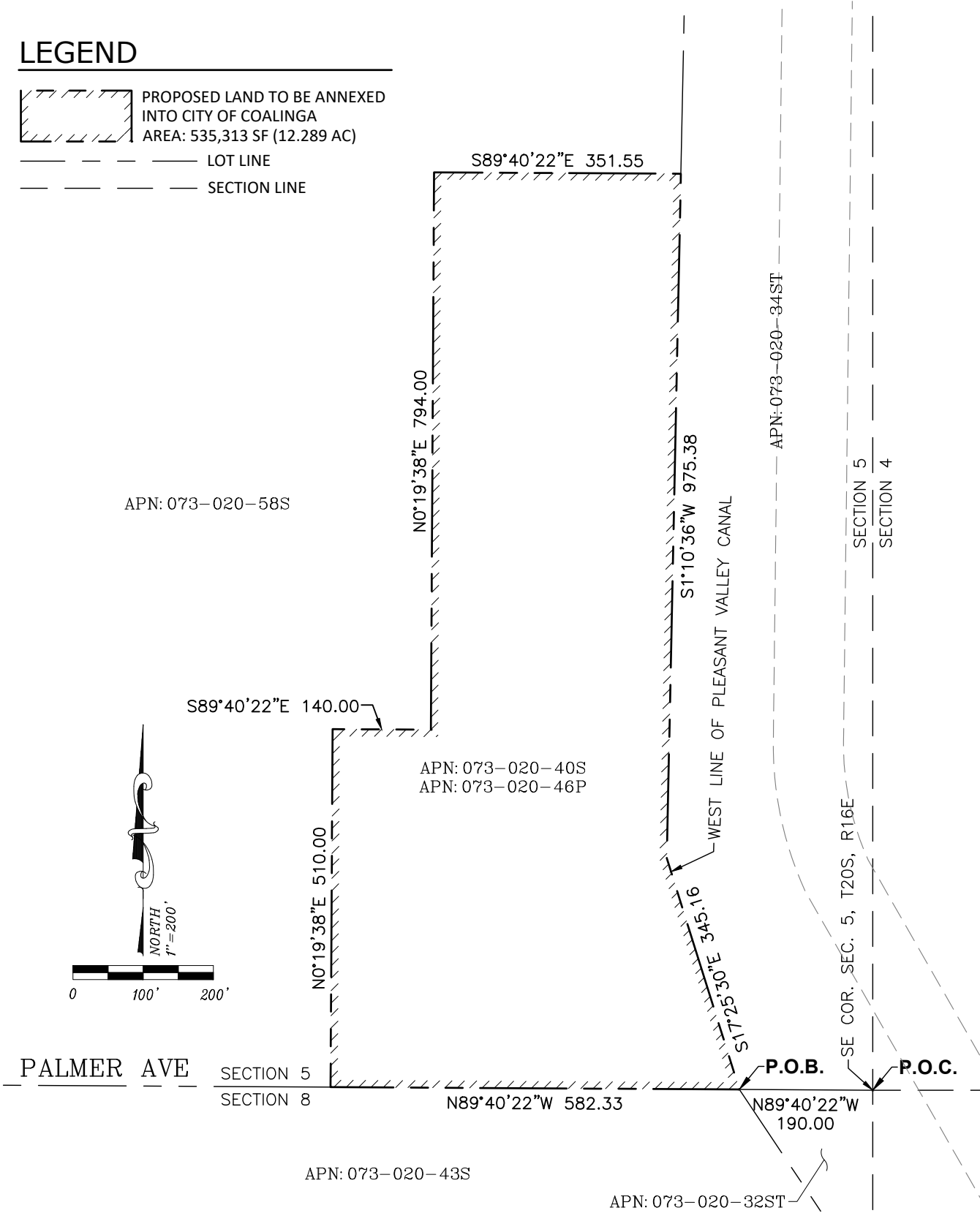
Tri City Engineering
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX: 559-447-9074
www.TriCityEngineering.com

Scale: 1" = 200'
Date: 07/25/2024
Drwn: ZM
Chkd: DJ
JN#: 3082

LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 535,313 SF (12.289 AC)
-  LOT LINE
-  SECTION LINE



City of Coalinga – 2024

PORTION OF SECTION 5,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



EXHIBIT C-1
Coalinga Water Treatment Plant 3
Annexation No. 2024-
County of Fresno, State of California



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Scale: 1" = 200'
 Date: 07/25/2024
 Drwn: ZM
 Chkd: DJ
 JN#: 3082

EXHIBIT C-2

**Coalinga Water Treatment Plant Annexation No.
Proposed Attachment to Coalinga City Limits
Area to be Annexed to the City of Coalinga and detached from the Fresno County Fire
Protection District and the Pleasant Valley Water District.**

Geographic Description

That portion of Section 5 in Township 20 South, Range 16 East, Mount Diablo Base and Meridian, according to the Official Township Plats thereof, situated in the County of Fresno, State of California, being more particularly described as follows:


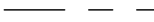

Commencing at the Southeast corner of said Section 5; thence North 89°40'22" West, a distance of 190.00 feet along the South line of said Section 5 to the **Point of Beginning**;

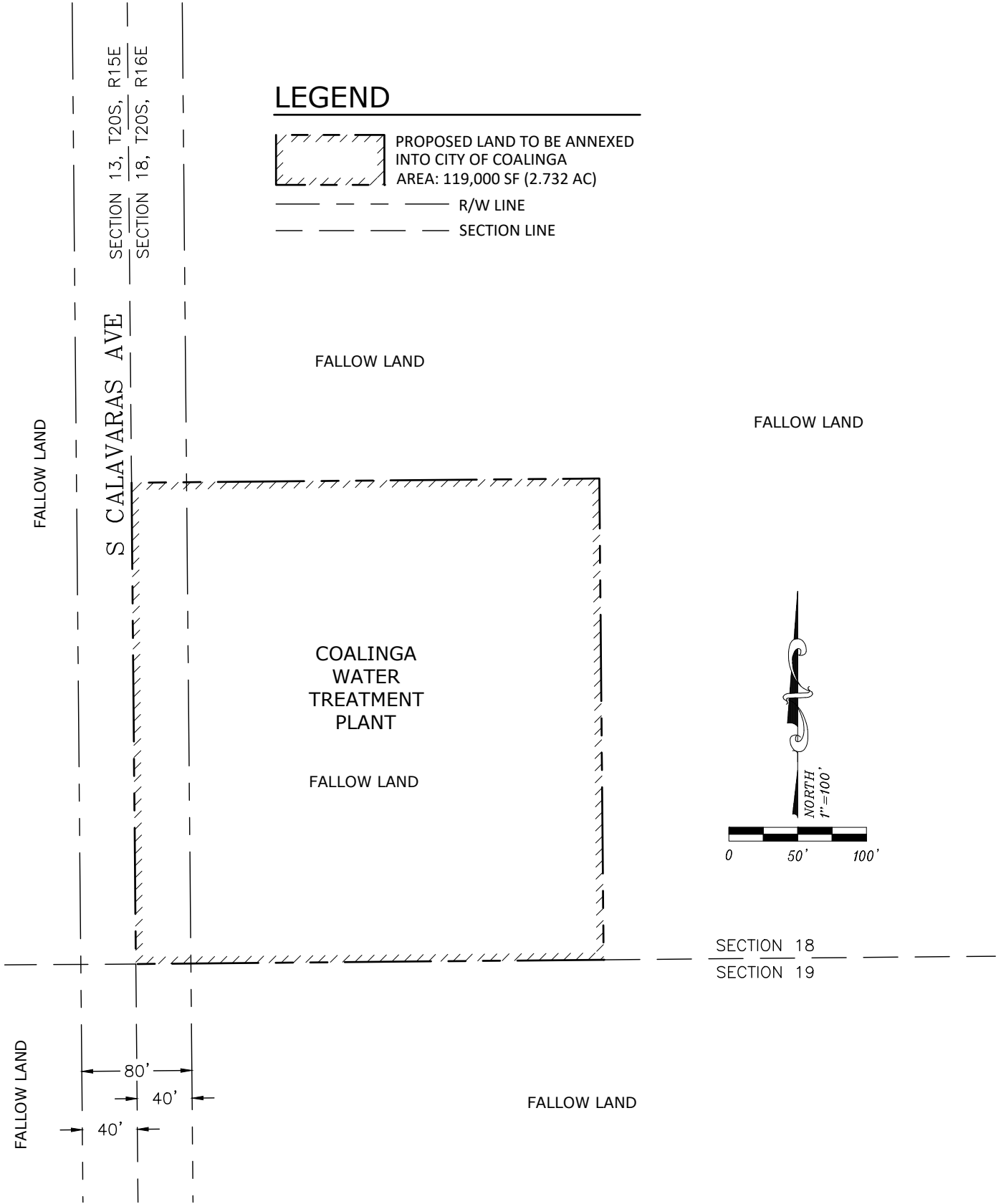
Thence the following courses:

- 1) North 89°40'22" West continuing along said South line of Section 5, a distance of 582.33 feet;
- 2) North 0°19'38" East along a line perpendicular to said South line, a distance of 510.00 feet;
- 3) South 89°40'22" East, a distance of 140.00 feet;
- 4) North 0°19'38" East, a distance of 794.00 feet;
- 5) South 89°40'22" East, a distance of 351.55 feet to the West line of the Pleasant Valley Canal right-of-way
- 6) South 1°10'36" West, a distance of 975.38 feet along said West line;
- 7) South 17°25'30" East, a distance of 345.16 feet to the **Point of Beginning**.

Containing 535,313 square feet, 12.289 acres, more or less.

LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 119,000 SF (2.732 AC)
-  R/W LINE
-  SECTION LINE



City of Coalinga – 2024

PORTION OF SECTION 18,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



SURROUNDING DEVELOPMENT
Coalinga Water Treatment Plant 4
Annexation No. 2024-
County of Fresno, State of California






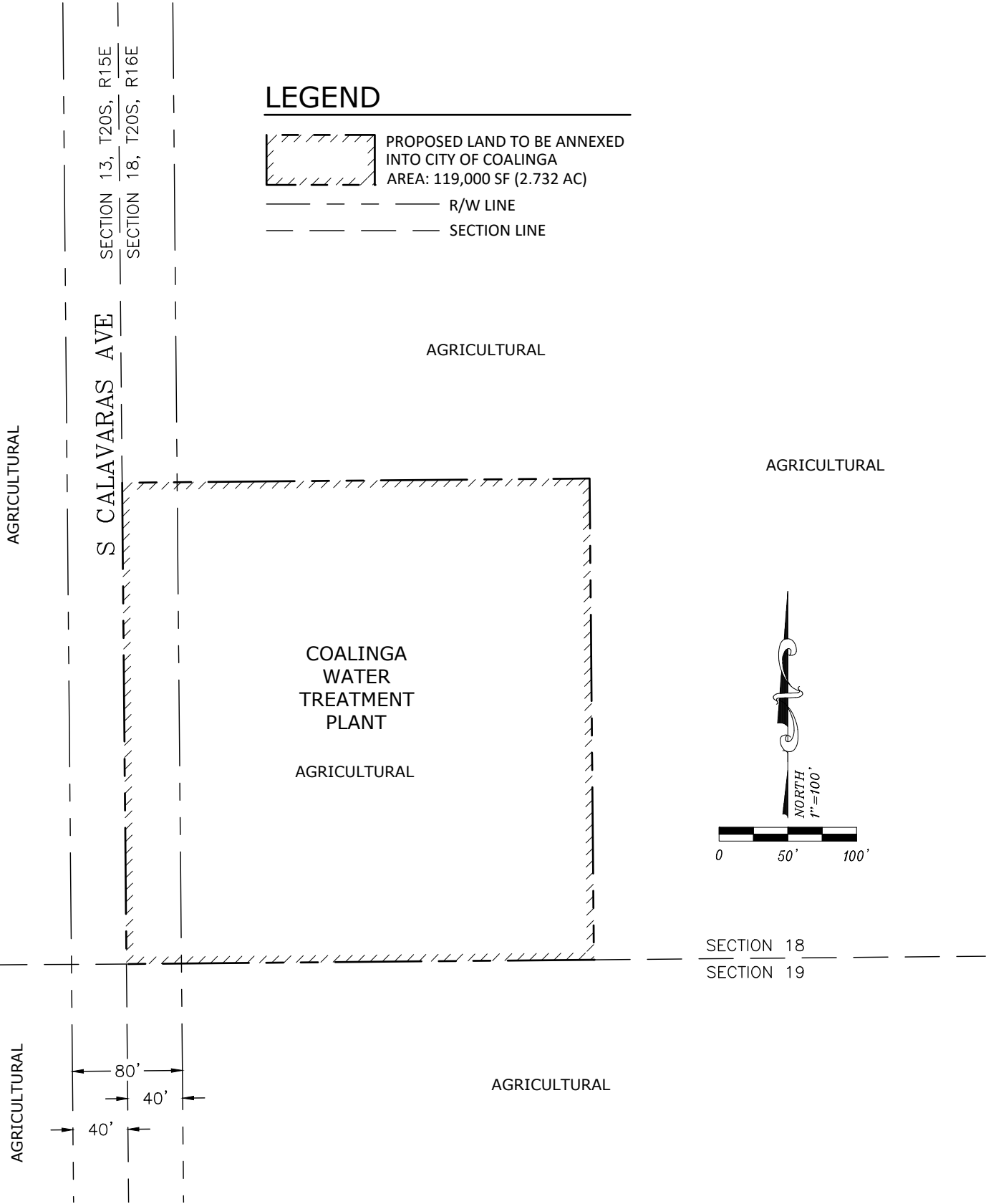
Tri City Engineering
Engineers Surveyors

4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX: 559-447-9074
www.TriCityEngineering.com

Scale: 1" = 100'
Date: 07/25/2024
Drwn: ZM
Chkd: DJ
JN#: 3082

LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 119,000 SF (2.732 AC)
-  R/W LINE
-  SECTION LINE



City of Coalinga – 2024

PORTION OF SECTION 18,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



PROPOSED GENERAL PLAN
Coalinga Water Treatment Plant 4
Annexation No. 2024-
County of Fresno, State of California


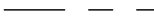



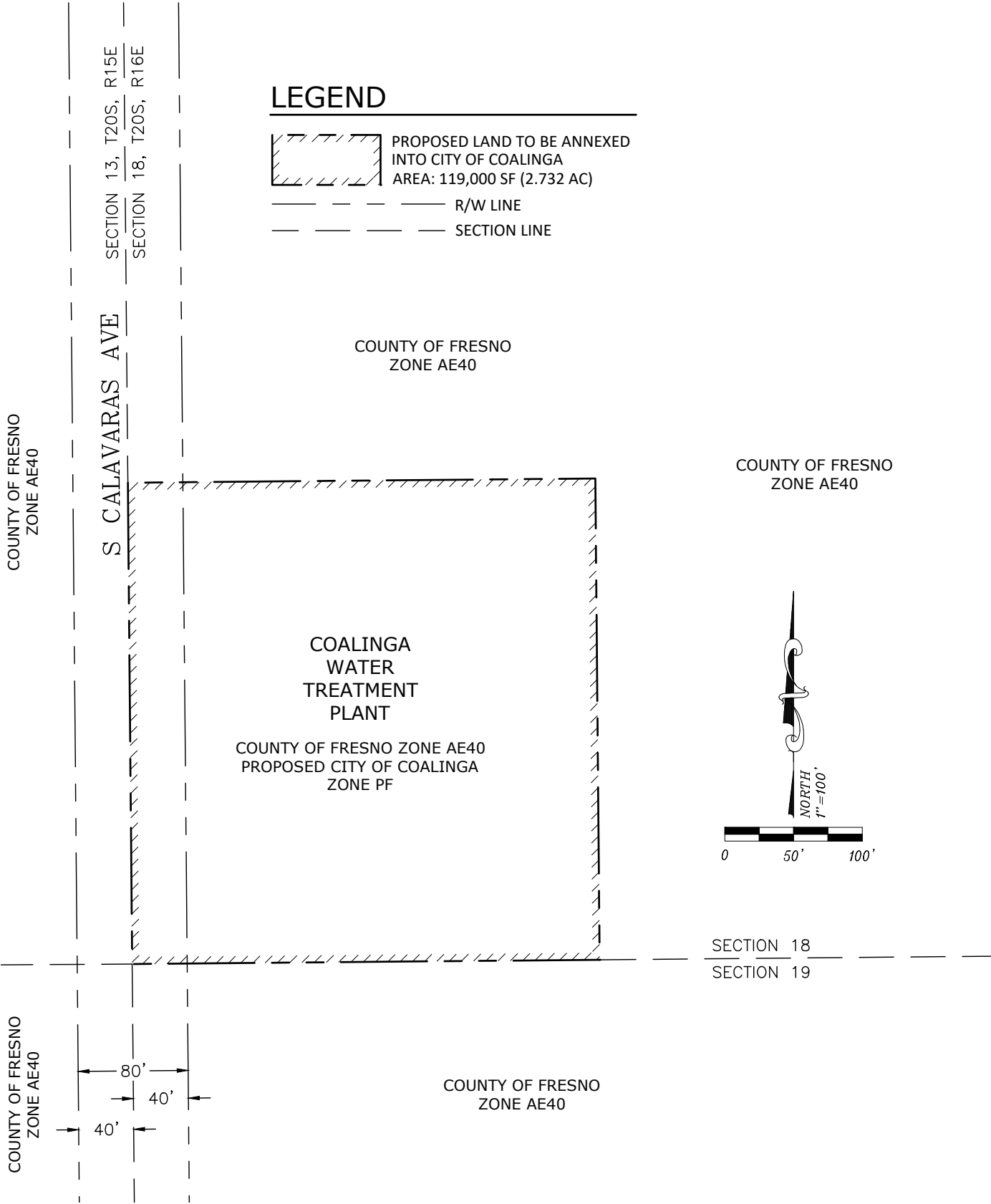
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Scale: 1" = 100'
 Date: 07/25/2024
 Drwn: ZM
 Chkd: DJ
 JN#: 3082

LEGEND

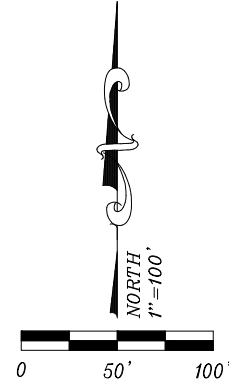
-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 119,000 SF (2.732 AC)
-  R/W LINE
-  SECTION LINE



COUNTY OF FRESNO
ZONE AE40

COALINGA
WATER
TREATMENT
PLANT

COUNTY OF FRESNO ZONE AE40
PROPOSED CITY OF COALINGA
ZONE PF



SECTION 18
SECTION 19

COUNTY OF FRESNO
ZONE AE40

City of Coalinga – 2024

PORTION OF SECTION 18,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



PROPOSED ZONING MAP
Coalinga Water Treatment Plant 4
Annexation No. 2024-
County of Fresno, State of California






Tri City Engineering
Engineers Surveyors

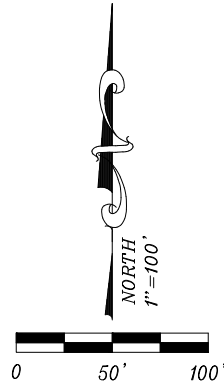
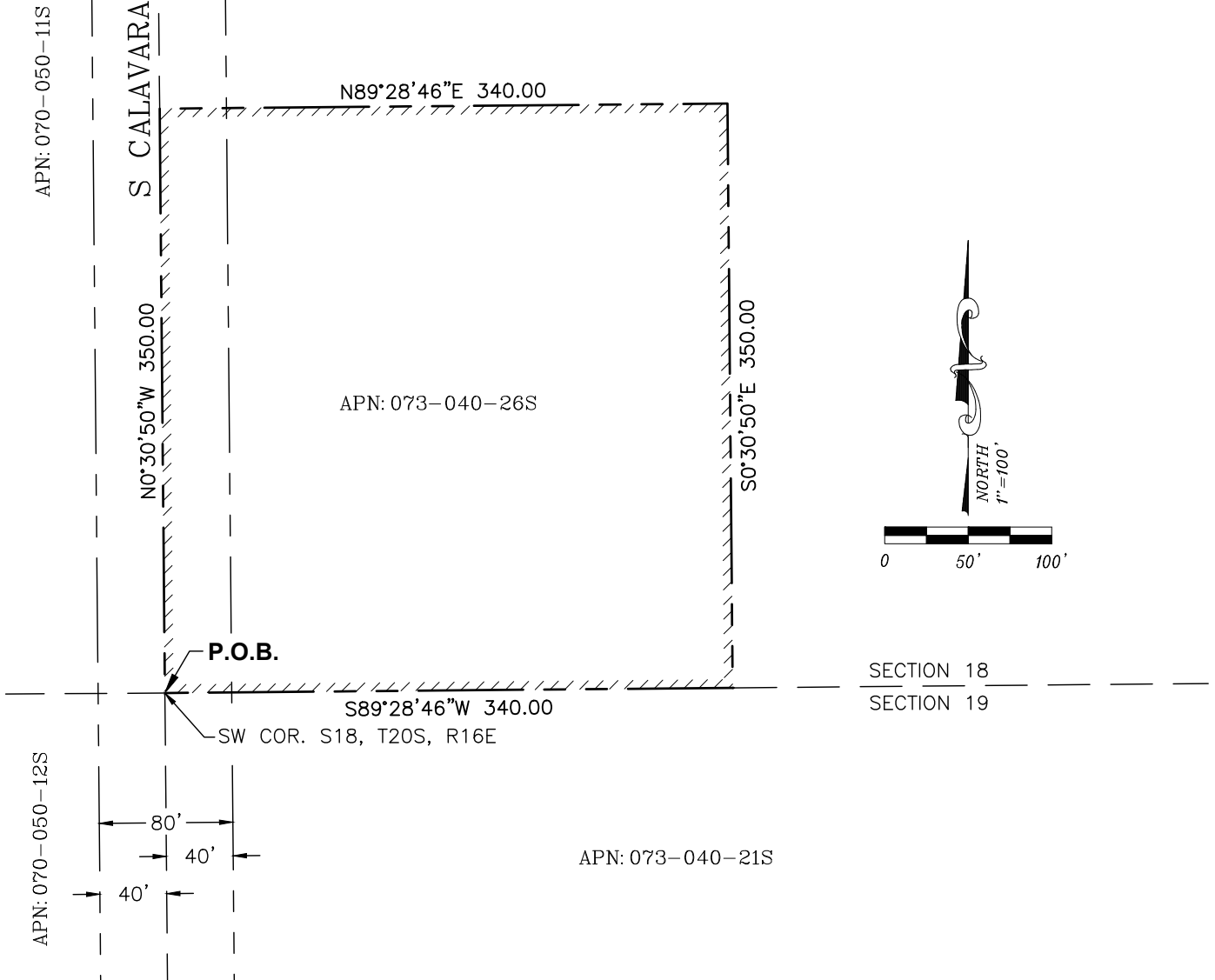
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www.TriCityEngineering.com

Scale: 1" = 100'
Date: 07/25/2024
Drwn: ZM
Chkd: DJ
JN#: 3082

LEGEND

-  PROPOSED LAND TO BE ANNEXED INTO CITY OF COALINGA
AREA: 119,000 SF (2.732 AC)
-  R/W LINE
-  SECTION LINE

APN: 073-040-27S



SECTION 18
SECTION 19

City of Coalinga – 2024

PORTION OF SECTION 18,
TOWNSHIP 20 SOUTH,
RANGE 16 EAST. M.D.B.&M.



EXHIBIT D-1
Coalinga Water Treatment Plant 4
Annexation No. 2024-
County of Fresno, State of California



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EXHIBIT D-2

**Coalinga Water Treatment Plant Annexation No.
Proposed Attachment to Coalinga City Limits
Area to be Annexed to the City of Coalinga and detached from the Fresno County Fire
Protection District and the Pleasant Valley Water District.**

Geographic Description

That portion of Section 18 in Township 20 South, Range 16 East, Mount Diablo Base and Meridian, according to the Official Township Plats thereof, situated in the County of Fresno, State of California, being more particularly described as follows:

Beginning at the Southwest corner of said Section 18;

Thence the following courses:

- 1) North 0°30'50" West continuing along the West line of Section 18, a distance of 355.00 feet;
- 2) North 89°28'46" East, a distance of 340.00 feet;
- 3) South 0°30'50" East, a distance of 355.00 feet to the South line of said Section 18;
- 4) South 89°28'46" West, a distance of 340.00 feet along said South line to the **Point of Beginning**.

Containing 119,000 square feet, 2.732 acres, more or less.